

# Versus Capital Multi-Manager Real Estate Income Fund

MONTHLY UPDATE: 1/31/20



**Ticker: VCMIX**

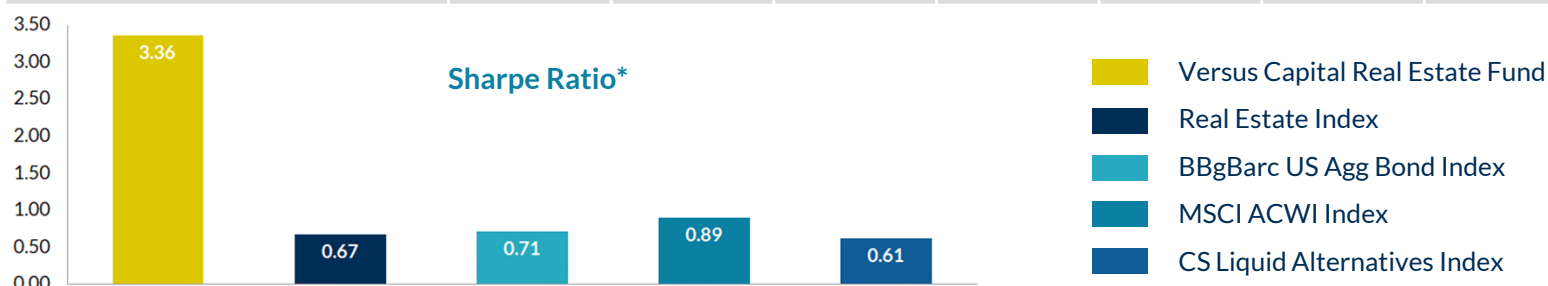
**AUM: \$2.977B**

**Inception: 7/9/12**

**Net Expense Ratio<sup>1</sup>: 1.20%**

Versus Capital Multi-Manager Real Estate Income Fund LLC, (the "Fund"), is a continuously offered closed-end interval fund, registered under the Investment Company Act of 1940. The Fund is designed to serve as a core real estate holding and provides exposure to the broad capital structure of the asset class including private equity/debt and public equity/debt. The Fund gains its exposures through investments with institutional private and public real estate managers.

As of 1/31/20	MTD	YTD	1 Year	3 Year	5 Year	Since Inception <sup>3</sup>	Standard Deviation
Versus Capital Real Estate Fund	0.66%	0.66%	5.84%	5.77%	6.32%	6.55%	1.73%
Real Estate Index*	0.67%	0.67%	9.99%	6.67%	3.98%	6.61%	8.83%
BBgBarc US Agg Bond Index	1.92%	1.92%	9.64%	4.62%	3.01%	2.92%	3.10%
MSCI ACWI Index	-1.10%	-1.10%	16.04%	11.03%	8.51%	10.30%	10.72%
Credit Suisse Liquid Alternatives Index	-0.67%	-0.67%	4.20%	2.30%	2.29%	3.17%	4.00%



Private Core* Funds	47.3%
Clarion Lion Property Fund	8.2%
Heitman America Real Estate Trust	7.1%
RREEF America REIT II	7.5%
LaSalle Property Fund	7.1%
AEW Core Property Trust	6.3%
Invesco Core Real Estate Fund	4.3%
CBRE Core Partners Fund	3.8%
Barings Core Property Fund	1.7%
UBS Trumbull Prop. Fund	1.3%

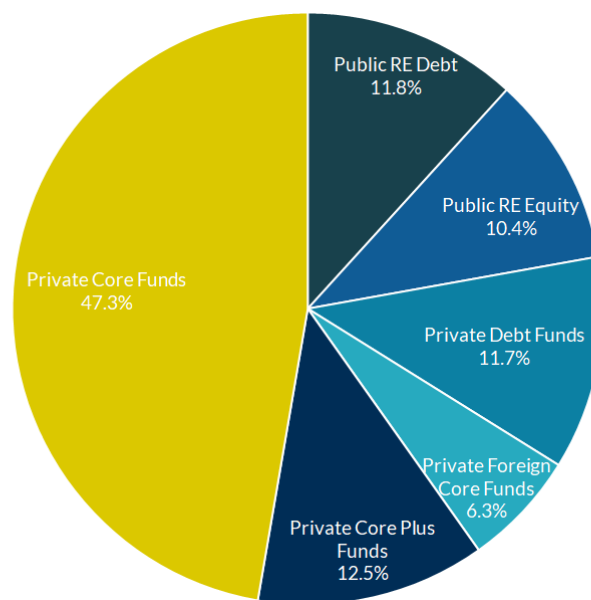
Private Core Plus* Funds	12.5%
Harrison Street Core Prop. Fund	4.1%
USAA US Gvt. Building Fund	3.4%
Clarion Gables Multifamily Trust	3.4%
AEW Value Investors U.S.	0.9%
EverWest US Property Fund	0.8%

Private Foreign Core Funds	6.3%
Invesco Real Estate Asia	3.7%
Barings European Core Property	2.6%

Private Debt Funds	11.7%
UBS Trumbull Prop. Income Fund	3.8%
Heitman CREDIT Fund	3.7%
Mesa West Core Lending Fund	2.4%
MetLife CM Income Fund	1.7%

Public RE Equity & Debt	22.2%
Security Capital Liquid Core	7.9%
Principal Global Income	14.3%

## Fund Allocation<sup>2</sup> as of 1/1/20



## Private Portfolio Highlights

- \$133 Billion in Gross Asset Value
- 94.1% Weighted Avg. Occupancy Level
- 1,521 Institutional Investments
- 26.2% Weighted Avg. Leverage Ratio

<sup>1</sup> The Fund's net expense ratio includes the Adviser's management Fee, sub-adviser fees, and fund operating expenses. Reported as of 9/30/19 semi-annual report. Net expense ratio does not include private REIT and private acquired fund fees and expenses which are estimated to be 0.65% as of the 8/9/19 prospectus.

<sup>2</sup> Allocations are subject to change and may include uninvested cash held by an underlying manager, committed to pending capital calls, or held as liquidity for upcoming distributions or tender offers of the Fund.

Past performance does not guarantee future results. The performance data quoted represents past performance and future returns may be lower or higher. Total return figures include change in share price, reinvestment of dividends and capital gains. The investment return and principal value will fluctuate so that an investor's shares, when redeemed, may be worth more or less than the original cost. Quoted performance is net of the Fund's fees and expenses. <sup>3</sup>The Fund became effective on December 9, 2011 with a single class of common shares, however, the Fund's cash was not actively invested until July 9, 2012. The common shares were redesignated as F Shares upon the launch of the I Share class on July 10, 2012. On January 29, 2018, all F Shares were exchanged for I Shares and all I Shares were redesignated as common shares.

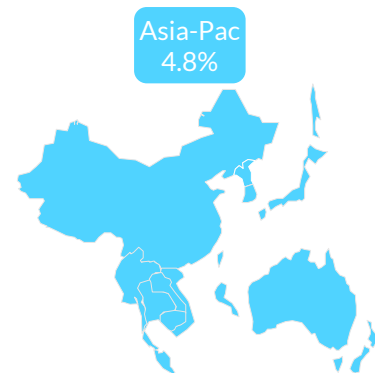
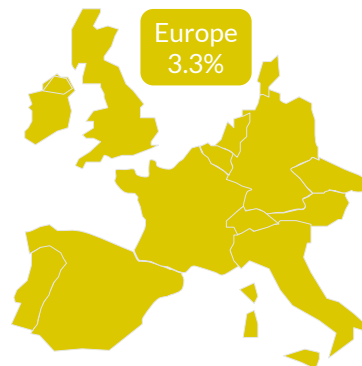
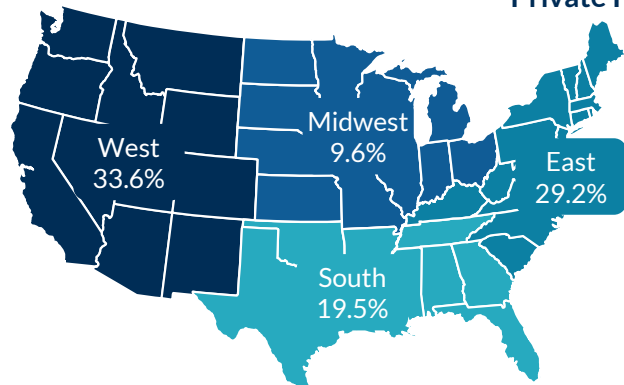
\* See Reverse for Additional Risks and Definitions.

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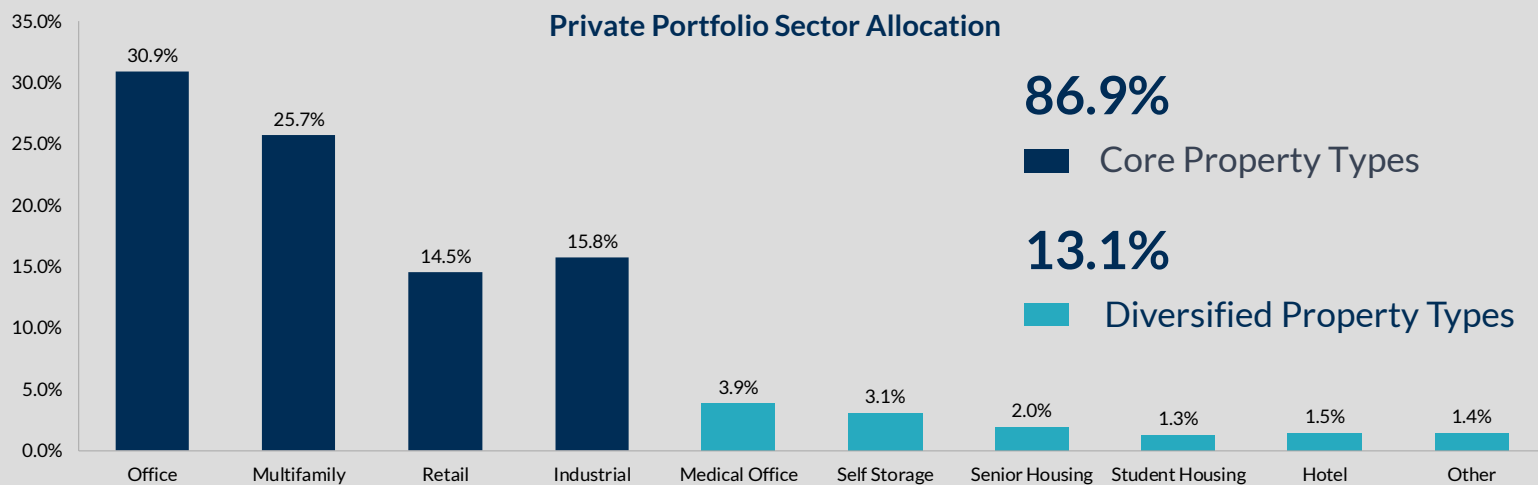


## Private Portfolio Geographic Allocation



Private Portfolio Allocations as of 1/1/2020

## Private Portfolio Sector Allocation



**Real Estate Index** is a custom blended index broadly covering the global real estate equity and debt securities markets. From 7/9/12 - 10/5/15 the blended index is composed of 80% Dow Jones Global Select Real Estate Securities Index and 20% BBgBarc IG REITs TR USD. From 10/6/15 forward the blended index is composed of 80% Dow Jones Global Select Real Estate Securities Index and 20% Dow Jones Global Select Real Estate Securities Corporate Bond Index. **BBgBarc US Agg Bond Index** is an unmanaged index representing more than 5,000 taxable government, investment-grade corporate and mortgage-backed securities, and is generally considered a barometer of the US bond market. **MSCI ACWI Index** is a commonly followed equity index that captures large and mid cap representation across 23 Developed Markets (DM) and 26 Emerging Markets (EM) countries. **Credit Suisse Liquid Alternatives Index** seeks to replicate the return of the overall hedge fund industry, as represented by the Credit Suisse Hedge Fund Index. The Credit Suisse Liquid Alternative Index reflects the combined returns of the individual CS Liquid Alternative Beta strategy indices - Long/Short, Event Driven, Global Strategies, Merger Arbitrage and Managed Futures - weighted according to their respective strategy weights in the Credit Suisse Hedge Fund Index. The majority of the Fund's assets are invested in private real estate funds which utilize an appraisal-based pricing methodology, and the limited pricing transparency inherent in investing in private real estate may affect the ability to compare the Fund to the other categories shown.

**DEFINITIONS:** **Standard Deviation** is annualized based on daily total returns and indicates the volatility of a fund's total returns. In general, the higher the standard deviation, the greater the volatility of return. **Sharpe Ratio** is calculated using the annualized total return, the annualized risk-free rate (i.e. Barclays Short Treasury 1-3 Mon TR) and the annualized standard deviation since inception. The Sharpe Ratio is a measure of risk-adjusted returns. **Core Real Estate** refers to high quality real estate assets located in major metropolitan markets historically characterized by a stable tenant base which has resulted in more predictable rental income and stable property values. **Core Plus Real Estate** investments are predominately core (see above) but with an emphasis on a modest value-added approach by increasing leverage or investing in secondary markets.

CAREFULLY CONSIDER THE FUND'S INVESTMENT OBJECTIVES, RISKS, CHARGES, AND EXPENSES BEFORE INVESTING. YOU CAN OBTAIN THE PROSPECTUS WITH THIS AND OTHER INFORMATION ABOUT THE FUND FROM THE VERSUS CAPITAL WEB SITE ([versuscapital.com](http://versuscapital.com)). READ IT CAREFULLY BEFORE INVESTING.

### What are Some of the Risks of the Fund?

AN INVESTMENT IN THE FUND IS SUBJECT TO A HIGH DEGREE OF RISK. THESE RISKS INCLUDE, BUT ARE NOT LIMITED TO, THOSE OUTLINED BELOW.

Real estate entails special risks, including tenant default, environmental problems, and adverse changes in local economies. The yield from an underlying investment fund could be significantly reduced if it fails to qualify as a REIT (real estate investment trust) for tax purposes.

The Fund is "non-diversified" under the Investment Company Act of 1940. Changes in the market value of a single holding may cause greater fluctuation in the Fund's net asset value than in a "diversified" fund. The Fund is not intended as a complete investment program but instead as a way to help investors diversify into real estate. Diversification does not ensure a profit or guarantee against a loss.

A multi-manager strategy involves certain risks. For example, it is possible that some Investment Managers may take similar market positions, thereby interfering with the Fund's investment goal. The Fund and underlying Investment Managers may borrow as an investment strategy, up to one third of the Fund's gross asset value. Borrowing presents opportunities to increase the Fund's return, but potentially increases the losses as well.

The Adviser and Investment Managers manage portfolios for themselves and other clients. A conflict of interest between Fund and these other parties may arise which could disadvantage the Fund. For example, a suitable but limited investment opportunity might be allocated to another client rather than to the Fund.

The Fund does not intend to list its Shares on any securities exchange during the offering period, and a secondary market in the Shares is not expected to develop. There is no guarantee that shareholders will be able to sell all of their tendered shares during a quarterly repurchase offer. An investment is not suitable for investors that require liquidity, other through the Fund's repurchase policy.

You should not expect to be able to sell your Shares other than through the Fund's repurchase policy, regardless of how the Fund performs.

The fund is distributed by Foreside Funds Distributors LLC